025.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,400 / 970,400
					USE VALUE:	970,400 / 970,400
					ASSESSED:	970,400 / 970,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORN BERNARD R JR--ETAL
Owner 2:	HORN LORRAINE B
Owner 3:	
Street 1:	99 BEAVER ROAD
Street 2:	
Twn/City:	READING
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01867 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 3236 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	497,300	5,100	468,000	970,400
Total Card	0.126	497,300	5,100	468,000	970,400
Total Parcel	0.126	497,300	5,100	468,000	970,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.88 | /Parcel: 299.8

Legal Description

User Acct 16431

GIS Ref

GIS Ref

Insp Date 07/05/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 025.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	497,300	5100	5,500.	468,000	970,400	970,400	Year End Roll	12/18/2019
2019	104	FV	377,700	5100	5,500.	497,200	880,000	880,000	Year End Roll	1/3/2019
2018	104	FV	377,700	5100	5,500.	362,700	745,500	745,500	Year End Roll	12/20/2017
2017	104	FV	340,500	5100	5,500.	315,900	661,500	661,500	Year End Roll	1/3/2017
2016	104	FV	340,500	5100	5,500.	269,100	614,700	614,700	Year End	1/4/2016
2015	104	FV	302,500	5100	5,500.	263,300	570,900	570,900	Year End Roll	12/11/2014
2014	104	FV	302,500	5100	5,500.	216,400	524,000	524,000	Year End Roll	12/16/2013
2013	104	FV	315,100	5100	5,500.	205,900	526,100	526,100		12/13/2012

!2029!

PRINT

Date	Time
12/10/20	17:32:46

LAST REV

Date	Time
08/17/17	11:56:11

danam

2029

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16349-351		8/1/1985		1	No	No		A

USER DEFINED

Prior Id # 1:	16431
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2017	949	Re-Roof	13,800	C				
6/11/2013	835	Manual	6,880					
10/29/2008	1362	Add Bath	8,000					add 1/2 bath

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
4/30/2014	External Ins	PC	PHIL C
7/12/2013	Info Fm Prmt	EMK	Ellen K
3/10/2009	Meas/Inspect	372	PATRIOT
12/6/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 468,002 | Spl Credit | Total: 468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97447467
Const Adj.:	1.00969899
Adj $ / SQ:	167.267
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720767
Depreciation:	223438
Depreciated Total:	497329

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 5 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	3	
Totals			
2	13	5	

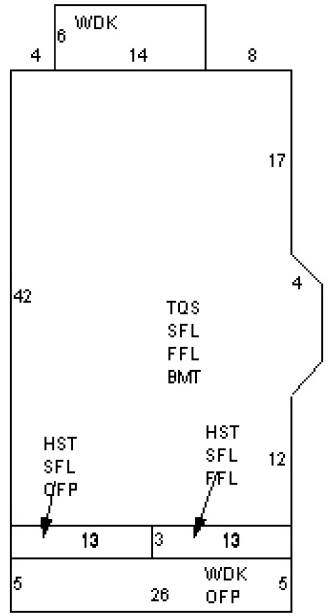
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	167.27
Special Features:	0	Val/Su Net:	104.94
Final Total:	497300	Val/Su SzAd	153.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,198	167.270	200,386
FFL	First Floor	1,159	167.270	193,863
BMT	Basement	1,120	50.180	56,202
TQS	3/4 Story	840	167.270	140,505
WDK	Deck	214	10.780	2,306
OFP	Open Porch	169	26.520	4,482
HST	Half Story	39	167.270	6,523

Net Sketched Area: 4,739 | Total: 604,267

Size Ad 3236 | Gross Are 5058 | FinArea 3236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1912	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100